

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PL**

Staff Use OnlyDate Received: 9/21/05

Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATIONName: Supervisor Sharon Bulova Daytime Phone: 703-425-9300Address: c/o Braddock District Task Force, 9002 Burke Lake Road, Burke VA 22015Nominator E-mail Address: braddock@fairfaxcounty.govSignature of Nominator (NOTE: There can be only one nominator per nomination):
_____Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):
_____Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
_____**SECTION 2: GENERAL INFORMATION**Check appropriate supervisor district: ☒ Braddock ☐ Lee ☐ Mason ☐ Mount Vernon ☐ SpringfieldTotal number of parcels nominated: N/A

Total aggregate size of all nominated parcels (in acres and square feet): _____ sq. ft. _____ acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

Trails Trails planned for this sector are delineated on Figure 38 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 5 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sale

Current Plan Map Designation: Planned Residential Community N/A

Proposed Comprehensive Plan Designation: N/A

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

Section 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

Current Comprehensive Plan Text for the nominated property: Current plan wording:

Public Facilities

1. Expand the Burke Centre Commuter Rail Station parking area by approximately 150 additional parking spaces.

Trails

Trails planned for this sector are delineated on Figure 38 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 5 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Plan Map Designation: 77-2

Proposed Comprehensive Plan Designation:

Public Facilities

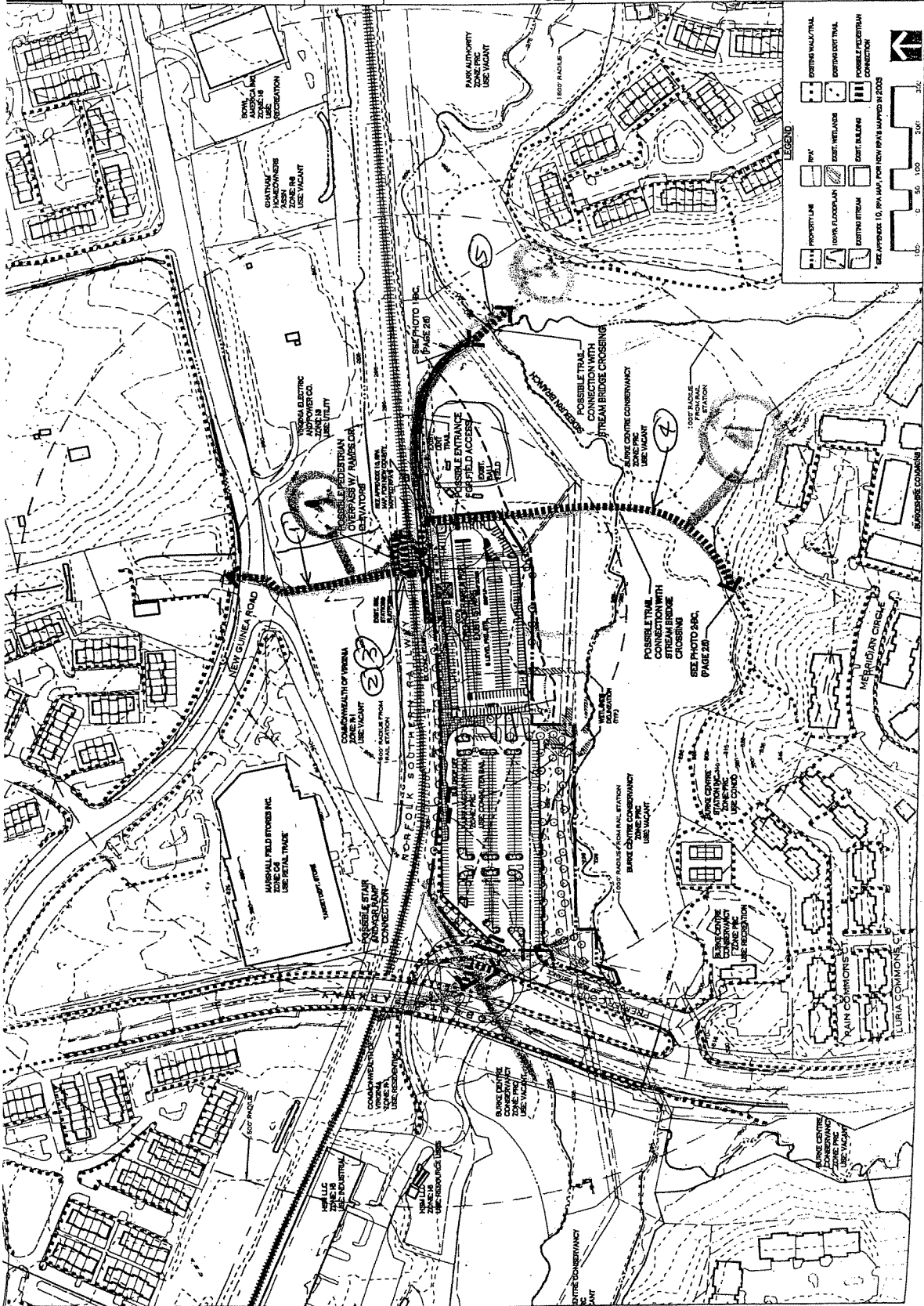
1. Connect the Burke Centre Commuter Rail Station to surrounding residential neighborhoods for pedestrian and non-motorized access to the station.

Trails

Trails planned for this sector are delineated on Figure 38 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 5 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual. Priority should be assigned to constructing trails that connect the Burke Centre Commuter Rail Station to existing trail networks in the area to facilitate pedestrian and non-motorized access to the station.

The accompanying map delineates the two proposed connecting trails to be built from the south side of the station to existing Burke Centre trails at Walnut Woods Lane and Chase Commons Circle. A separate northern pedestrian flyover connection is shown that is designed to connect to the parking facility to be built at the Burke Centre VRE Station.

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SECTION 6: JUSTIFICATION

This proposal is in conformance with the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition; Transportation as amended through August 5, 2002; "COUNTYWIDE OBJECTIVES AND POLICIES," pages 2-9:

"Objective 2: Fairfax County should seek to increase the number of commuters using non-motorized transportation and public transportation (i.e., rail, bus, carpooling and vanpooling) so that by the year 2000, 60% of County commuters to the metropolitan core, 20% of the commuters to the Tysons Corner Urban Centre, 15% of the commuters to Suburban Center and Transit Station Areas and 5% of other County commuting work trips will use public transportation, and 3% of all trips will be made by non-motorized (pedestrian and bicycle) transportation.

Objective 4: A comprehensive network of trails and sidewalks should be provided as an integral element of the overall transportation network. ...

Policy e. Provide sidewalks and/or trails, which link residential concentrations with transit stations, ..."

AND, the Land Use Element of the Policy Plan (pages 47 through 49):

"e) Non-motorized Facilities: Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
- Connections between adjoining neighborhoods;
- Connections to existing non-motorized facilities;
- Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas; ..."

The Braddock District's Burke Centre VRE Garage Task Force unanimously recommended this trail to:

- 1) connect several neighborhoods in Burke Centre, particularly the "Woods" neighborhood, to a transit facility; and
- 2) connect to an existing non-motorized trail network in Burke Centre.

A dirt footpath currently leads from the Burke Centre VRE commuter rail station to the Sideburn Branch stream, where commuters hop over rocks to cross the stream, then walk along a dirt footpath to a paved trail that connects to Walnut Woods Lane. The Task Force recommends this footpath be paved, an all-weather bridge constructed, and the trail be connected to the existing Burke Centre trail network.

Extension of existing community trails shall not preclude or sub-optimize reasonable access to the South County East-West Connector trail, as shown on the Countywide Trails Plan as adopted by the Board of Supervisors on June 17, 2002.

Task Force notes: Construct an all-weather trail and pedestrian bridge over Sideburn Branch connecting existing Burke Centre Conservancy trail system near Walnut Wood Lane to the commuter rail station. The bridge should be similar in function and style to the metal bridges located further down Sideburn Branch in the Pohick Valley Stream Park. The trail should be a paved surface wide enough to facilitate both pedestrian and bicycle access.

Fairfax County will need to obtain an easement from the Burke Centre conservancy to build the trail across Burke Centre property at tax map 77-2 ((1)) to connect to the Burke Centre VRE station.

Hardy, Sara Robin

To: Braddock BOS Email; Sueharsel@aol.com
Cc: Naeve, Florence A.; Sistla, Indrani; Gardner, Marianne; Fuhrman-Schulz, Charlene; Lippa, Barbara J.
Subject: Rejected APR Nominations

Dear Braddock District Task Force:

I have identified a number of problems with the nominations you submitted to amend the Comprehensive Plan. Yesterday and this morning I sent a number of emails to Florence Naeve describing those problems and what needs to be done before they can be accepted into the process and forwarded to the Department of Planning and Zoning. The good news is that those problems can be corrected.

However, two nominations do not meet the criteria for inclusion in the South County APR process because they are nominations regarding transportation, trails, and/or parks. Page 7 of the Citizen's Guide (Scope of the APR Process) states:

"Proposed amendments regarding countywide systems, such as transportation, trails, parks and public facilities, will not be considered as a part of the APR process. These systems are being addressed as part of an on-going review of the County's public facilities."

The two nominations that have been rejected are:

1. The nomination (PC-2005-092) proposing to ensure a connector trail and access to the Burke Centre VRE Station with the remainder planned for parkland and ball fields.
2. The nomination ~~(PC-2005-093)~~ proposing to connect the Burke Centre Commuter Rail Station to surrounding residential neighborhoods for pedestrian and non-motorized access to the station.

Please contact me, Barbara Lippa, Charlene Fuhrman-Schulz, or Marianne Gardner if you have any questions.

Sara Robin Hardy
Assistant Director
Planning Commission Office
sara.hardy@fairfaxcounty.gov

Hardy, Sara Robin

From: Fuhrman-Schulz, Charlene
Sent: Tuesday, October 04, 2005 11:23 AM
To: Hardy, Sara Robin; Sistla, Indrani; Gardner, Marianne
Subject: RE: Possible rejection (PC-2005-093)

This also sounds transportation and trails related and as such should be rejected. Need a copy please.

Charlene M. Fuhrman-Schulz, Planner III
Policy & Plan Development Branch, Planning Div.
Fairfax Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035
Phone: (703) 324-1382

-----Original Message-----

From: Hardy, Sara Robin
Sent: Tuesday, October 04, 2005 8:59 AM
To: Sistla, Indrani; Fuhrman-Schulz, Charlene; Gardner, Marianne
Subject: Possible rejection (PC-2005-093)

One of the Braddock District TF nominations is "to connect the Burke Centre Commuter Rail Station to surrounding residential neighborhoods for pedestrian and non-motorized access to the station". It goes on to say "the accompanying map delineates the two proposed connecting trails to be built from the south side of the station to existing Burke Centre trails at Walnut Woods Lane and Chase Common Circle. A separate pedestrian flyover connection is shown that is designed to connect to the parking facility to be built at the Burke Centre VRE station."

I'm thinking that this seems to be a trails nomination and therefore should be rejected. What do you all think?

PS - Indrani, I sent a number of emails to Clara yesterday that should have gone to you. I thought she was the Braddock planner - but I've got it straight now. I've asked Lilian to forward those to you for your information.

Robin

Sara Robin Hardy
Assistant Director
Planning Commission Office
sara.hardy@fairfaxcounty.gov

Sistla, Indrani

From: Naeve, Florence A.
Sent: Wednesday, November 02, 2005 10:03 AM
To: Sistla, Indrani
Subject: RE:

Indrani,

I concur with your clarifications.

Florence

-----Original Message-----

From: Sistla, Indrani
Sent: Tuesday, November 01, 2005 5:07 PM
To: Naeve, Florence A.
Cc: 'Bea and Steve Schrobo'
Subject:

Florence,

Thanks again for providing clarifications on the nominations submitted by the Braddock Task Force Area III and IV Sub Committee. Following is the summary of our phone conversation clarifying each of the nominations. Could you please confirm if the clarifications were correctly captured?

PC-2005-0085 (APR # 05-III-5P): P6 Sector Transportation Section.

Issue: Identifying the proposed Plan text to be added to the Transportation section of P6 Planning Sector.

Clarification provided: Identified the last paragraph of the justification section of the nomination which reads "The continuation and expansion of local shuttle bus or similar para-transit services....." as the proposed Plan text to be added.

PC-2005-0091 (APR # 05-III-10P): Guinea Road Kiss And Ride

Issue: Is Parcel 77-2((1)) 0035 is included in the subject property?

Clarification provided: The nomination proposes a Kiss and Ride facility on the abandoned portion of Guinea Rd and a pedestrian walkway parallel to the tracks. It is not clear, at this point, as to how the pedestrians will cross the VRE tracks.

PC-2005-0091 (APR # 05-III-12P): North South Trail connectivity to the VRE

Issue: Is the nomination proposing to replace the existing recommendation No.1 under the Public Facilities section or add a new recommendation?

Clarification provided: The nomination proposes to add a new recommendation.

Issue: Identifying the proposed Plan text to be added to the Trails section.

Clarification provided: Identified "Priority should be assigned....station." as the proposed Plan text to be added.

PC-2005-0091 (APR # 05-III-13P): East West Trail connectivity to the VRE

Issue: Is the intent of nomination to include all parcels 77-1((12)) or only the open space portion of 77-1((12)) i.e. parcel 77-1((12)) A for the South County East West Connector?

Clarification provided: The intent of the nomination is only to include the open space portion of 77-1((12)) i.e. parcel 77-1((12)) A for the South County East West Connector apart from parcel 77-2((1))1.

Thanks again for the clarifications.

Indrani

*Indrani Sistla
Planning Division
Department of Planning and Zoning
Fairfax County*